

APR 22 1983

U.S. DEPARTMENT OF THE INTERIOR

United States Department of the Interior National Park Service

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National Register of Historic Places Inventory—Nomination Form

date entered

See instructions in How to Complete National Register Forms Type all entries—complete applicable sections

1. Name

historic EBENEZER BARRETT FARM / (BARRETT FARM)
and/or common RURAL EDUCATION CENTER, INC. / STONYFIELD FARM (preferred)

2. Location

street & number Stonyfield Farm (Foster Road/Old Coach Rd.) not for publication
city, town Wilton & Lyndeborough vicinity of congressional district (2nd)
state N.H. code 33 county Hillsborough code 011

3. Classification

Table with 4 columns: Category, Ownership, Status, Present Use. Includes options like building(s), private, occupied, agriculture, etc.

4. Owner of Property

name Anthony C. & Gael Blair (owners/lessors) Rural Education Center, Inc. (leasee)\*
street & number 9639 Shoshone Avenue Stonyfield Farm\*
city, town Northridge California 91325 Wilton\* vicinity of state New Hampshire 03086\*

5. Location of Legal Description

courthouse, registry of deeds, etc. Hillsborough County Courthouse/Registry of Deeds
street & number 19 Temple Street
city, town Nashua state New Hampshire

6. Representation in Existing Surveys

title None known. has this property been determined eligible? yes no
date federal state county local
depository for survey records
city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date <u>(greenhouse; c. 1950)</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Barrett Hill Farm is located in the northwest corner of the Town of Wilton, New Hampshire, a rural community of two thousand seven hundred forty situated in the southwestern portion of Hillsborough County. Located along the eastern fringe of New Hampshire's Monadnock Region, the upland terrain of Wilton is typically characterized by rough, forested hills interspersed with deep valleys and streams. The Souhegan River and its tributaries meander through the town on a southwest-northeast axis.

European settlers, who first came to the area in the mid-eighteenth century, imposed a gridiron plan of two hundred, eighty-acre lots on the township. Community development followed a traditional, regional pattern of nucleated village centers surrounded by outlying farmland and isolated rural homesteads.

The Barrett Farm, located approximately three miles from the Wilton town center was included among these outlying farms. The property derives its historical name from the Barrett family, who were associated with the farm for generations during the nineteenth century.

The Barrett Farm complex is composed of four principal structures grouped at the apex of Barrett Hill, (elevation 860') a rise accessible from Old Coach Road, a Class VI town highway leading northwest from Foster Road in Wilton and extending into Lyndeborough, New Hampshire. The principal structures in the complex include: main dwelling, barn, garage and greenhouse. These structures form a modified rectangular courtyard, oriented along a north-south longitudinal axis. (See Site Plan - Continuation Sheet.) Of the four structures, the dwelling, barn and garage occupy their original sites. The greenhouse, originally erected in 1927 on an estate in Framingham, Massachusetts, was moved to the property in c. 1950 by a previous owner.

Additionally, there exists a secondary group of structures, located due west of the farm complex. This group consists of a well house/windmill pumping station and two small springhouses.

Historic archeological features, which typify land use and agricultural improvement practices of the nineteenth and early twentieth centuries, are also dispersed about the property. These exist in the form of domestic household dump sites, stone-lined pasture springs and causeways of fieldstone constructed across poorly drained areas. Field patterns, defined by stone fences now running through deep woods of successive growth and remnants of orchards, reflect the heritage of agricultural use which the property physically conveys to the observer. The Old Coach Road, a two-rod right-of-way, was once a commercial route connecting the Davisville section of Wilton with South Lyndeborough. This corridor traverses the entire property and is an important access to the portion of Barrett Farm which lies in Lyndeborough. While no longer a publically-travelled highway, the entire right-of-way is lined with stone fences and is an important link with the historical setting of Barrett Farm.

The one hundred eighty degree vistas southward and eastward, panning New

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Ipswich, Greenville and Mason and to the Massachusetts border beyond, and to the east including Milford and Brookline combine with the rugged terrain to form a visual character prototypical of the nineteenth century New Hampshire hill farm.

Dwelling (exterior)

The Barrett House is a high style, Federal period dwelling sited on a plateau near the crest of Barrett Hill. The structure is oriented to the south overlooking open fields and woodland. The house is composed of a two-story principal block adjoined to the rear (north) by two, two-story interconnecting ells, all of which are painted uniform dark gray in color. The dwelling's principal block is a five by two bay, brick masonry structure supported by a cut granite foundation and forty-two by eighteen feet in dimension. The structure terminates in a green slate, hipped roof and is punctuated on the east and west planes by tall, brick interior end chimneys. Both chimneys are rectangular, with straight stacks and hooded caps and have been rebuilt over the years. The block's slightly projecting eave line is defined by a simple boxed cornice including Roman, cyma recta and fillet moldings. The wall plane of the facade is of brick laid in Flemish bond, set in common lime mortar. Elevation windows have six light over six light sash enframed by simple, beaded surrounds. Window bays are flanked by two panel blinds several of which are missing but stored on the property. The principal entrance to the structure is located in the central bay of the south elevation. The bay is supported by a basket arch constructed in brick which houses door, transom and sidelights. These elements are enframed by a single, simple molded surround. The entrance door is of simple wooden construction and includes six recessed panels. The door is flanked by three light, half-sidelights, below which are found solid wooden, recessed panels. Spanning the door and sidelights is a seven light transom. This transom was probably covered by an original louvered fanlight, perhaps on a seasonal basis, which was found stored on the property in the rear (north) extension of the structure (woodshed).

East and west elevations of the principal block are also constructed of brick laid in stretcher bond set in common lime mortar. East and west elevation windows include six light over six light sash set in simple beaded surrounds. Two panel blinds originally flanked elevation window bays. Window blinds have been removed from the west elevation. A cornice identical to that found on the south elevation terminates the wall planes of east and west elevations.

A two story, five by two bay, hipped roof ell adjoins the principal block to the north. This ell connects to the principal block at the second structural bay (east). The exposed north elevation wall of the principal block is framed with wood and sheathed in clapboard. Window and cornice detailing

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on the south elevation, principal block are identical to those found on remaining elevations. The ell adjoining the principal block is a wood frame structure sheathed in clapboard and supported by a cut granite foundation. Eave, cornice, and window treatments are identical to the principal block. Window bays, however, lack 2 panel blinds. The ell's wall planes are delineated by narrow corner boards. A wide, single board water table unites wall planes and foundation. The west pitch of the south end of the green slate clad roof is punctuated by a wide square brick, interior chimney with straight stack and corbelled cap. The chimney stack has been rebuilt. Access to the ell is gained through a center bay entrance which includes a Greek Revival style entablature supported by tapered pilasters. A contemporary door, designed with four raised panels and self-contained four light transom, completes the entry bay. Inspection of the granite foundation and center chimney base of the north ell suggest possible construction of this unit before 1800, prior to ownership by the Barrett family. Modifications and alterations to the ell have, however, obscured definitive evidence documenting the original ell appearance.

A second, two story extension adjoins the northeast corner of the principal block ell. The ridge and eave line of this six bay, single-pile wood frame extension are lower than those of the principal block and north ell. Two interior brick stove chimneys punctuate the extension's hipped roof. The northern-most chimney was added to the building c. 1980. The first of these rises from the west corner of the roof's east plane. The second is located on the ridge of the northern roof plane. Corner boards define the clapboard-sheathed wall planes which overlap the extension's cut granite foundation. Window and cornice treatments are identical to those found on the main block and ell. Double leaf service doors occupy the first and third bays south of the west elevation. These simple board doors are enframed by beaded moldings similar to those surrounding the dwelling's windows.

Dwelling (interior)

The principal block of the structure is designed about a modified Georgian plan incorporating a central stair hall flanked by single east and west chambers, making the building only one room deep. Interior detailing is rendered in both the Federal and Greek Revival style as evidenced by interior doors and woodwork. Original, random width, hardwood flooring is found throughout, as is original plasterwork.

First and second stories are connected by a quarter-turn staircase with landing. This staircase includes simple square balusters, molded handrail and turned newel. Newel post design incorporates a simple squared base, tapered shaft and square molded capital. The stair stringer is ornamented by applied scroll moldings. First and second story central stair hall walls include evidence of original stenciling applied to plaster walls.

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The southeast chamber of the first floor is highly ornamented. Chambered windows are enframed by elaborate surrounds including two-panel interior window reveals. Low window seats with molded panels are found at interior window bases. Wainscoting, which terminates in wide chair rails and incorporates Roman fillet, scotia and reel moldings, bands the room. A projecting east wall chimney piece provides a central focus for this chamber. The chimney piece includes an elaborate mantel with full cornice similar in detail to the chamber's chair rail. Paneled pilasters support the mantel shelf. Intricate reel moldings define the fireplace opening. The southeast chamber walls are decorated by landscape murals executed on original plaster. These murals are in the style of Rufus Porter, an early 19th century itinerant muralist whose work has been identified throughout northern New England. The artist is however, unknown. A likeness of the Barrett Hill Farm appears as one of the scenes in this diorama.

The northwest chamber, first floor, includes less elaborate woodwork and mantel treatments but which reflect their Federal period origin. This room was repainted and papered c. 1975.

The attached north ell includes two room divisions. The southernmost chamber was substantially altered c. 1940. This room includes access to all structural bay divisions in the principal block, first floor. Structural evidence indicates that the south chamber, north ell was originally divided into two chambers along a south-north axis. Inspection reveals that while interior design of the room dates c. 1940, many of the decorative components date to the late eighteenth and early nineteenth centuries. These components include feather-edged pine panelling, beaded moldings and raised-field panel doors. The c. 1940 redesign of the room modified the use of many of these features. An example of such modification is the installation of an eighteenth century door as the chimney piece of the north wall fireplace.

The second chamber of the first floor north ell includes a contemporary kitchen and adjoining sitting room. Simple interior finishes date c. 1860. The partition between the north and south ell chambers includes a massive brick chimney containing back-to-back fireplaces serving both the north and south chambers. These original fireplace units are identical in structure and include side bake ovens as well as hearth openings. The decorative finish of the south chamber chimney piece was modified during the Colonial Revival Period. The north chamber fireplace has been fitted with a wood burning stove. Simple, chimney piece panelling does, however, survive.

The northernmost extension of the building includes unfinished storage areas on the first floor, divided for use as a woodshed and small workshop. The woodshed has a dirt floor and walls with exposed framing members while the workshop is floored in wood and the walls sheathed in plain pine boards.

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Second story room divisions of the principal block, north ell, and extension correspond to the dwelling's first floor plan. The former is furnished similarly to the space below and includes Federal period fireplaces, doors and hardware in both rooms. The latter has been altered and refinished in contemporary materials for use as dormitory and apartment space.

Overall, the principal block and its appendages are in excellent condition, particularly the Federal-period features in the main structure which retain most of their original design integrity.

Barn (exterior)

The Barrett farm complex includes a two and one-half story, rectangular, nineteenth-century bank barn located northeast of the principal dwelling. This three by four bay, wooden structure, which is forty by fifty feet in dimension, includes a gable-front facade oriented along a north-south axis. The structure's asphalt-clad gable roof is articulated by a rectangular, gable-roofed ventilator which terminates in a simple weathervane with copper directional letters. Exterior wall planes are sheathed in pine clapboards stained red. Wall planes rise to a plain boxed cornice with a simple fascia. The structure is supported by a recent (c. 1980) concrete block foundation capped with dressed granite blocks re-used from the original fieldstone foundation. The western elevation of this foundation, located on the downhill slope of a bank, includes three open bays which provide access for farm machinery storage. These bays are accessible through to the structure's east elevation.

Barn (interior)

The building's frame is of post and beam construction combining both hewn and sawn members and joined with mortises and tenons, with hardwood trunnels. The roof frame incorporates common rafters, purlins and a squared ridge pole.

The plan of the first floor includes a center aisle/threshing floor flanked by stalls. Side lofts are found on the second story above the first level stalls. The third story of the structure includes a storage loft spanning one-half of the building (south) and supporting a massive fifteen-hundred gallon wooden water tank. This third story water tank served as a pumped storage reservoir for the property's wind powered water system which was in active service until 1938. Water from the property's well, located west of the barn and at a substantially lower elevation (Site Plan - Continuation Sheet) was pumped to the storage tank utilizing power generated by a nearby wind mill.

The northeast corner of the barn is occupied by a square, plank-sheathed,

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internal grain silo which rises the height of the structure. The first story, southwest corner of the barn is adjoined by a contemporary milking room. The structure is currently actively used as a farm barn for a small dairy herd and a diversity of small animals.

Garage (exterior)

A single story, three by four bay, wooden garage measuring twenty five by thirty feet and constructed c. 1920, is located to the southeast of the barn and to the east of the Barrett House, forming the third side of the modified rectangular courtyard. The platform framed structure is supported by a granite rubble and cinder block foundation and terminates in a hipped roof sheathed in asphalt shingles. A hipped roofed lantern including six-light, fixed sash windows on each elevation is found at the apex of the roof. Exterior wall planes are sheathed in asphalt shingles and terminate in simple cornerboards which rise to a simple modified entablature. The first story of the west facade is spanned by a six leave, garage door which operates on a "Myers" horizontal track anchored to the structure's interior north wall. The garage doors include eight light, fixed sash upper panels which correspond to three recessed, lower door panels. North, south and east elevation windows include six light over one light sash enframed by simple, flat surrounds. The lantern is trimmed identically on its exterior.

Garage (interior)

First story interior spaces are undivided and rise the height of the structure to an exposed common rafter roofing system. The structure, sited against the slope of a hill, includes a full basement story on the east elevation. A nine panel, glazed solar unit fixed in a plywood frame extends from the south elevation of the building. Interior basement spaces have been converted for use as a hen house.

Greenhouse (exterior)

A single story, gable-roofed greenhouse, measuring twenty four by sixty one feet and oriented along an east-west longitudinal axis, is located to the south of the principal farm complex. The south plane of this roof is exaggerated. Glazed walls are supported by a wood and aluminum frame rising from a raised cinder block foundation. The northern third of the east elevation is clad in board and batten sheathing. This elevation includes the building's principal entry bay, which is composed of double leaf, six light doors set in simple wood frames. The greenhouse's north elevation is unglazed and sheathed in board and batten cladding. Interior spaces are undivided and rise to the peak of the structure's suspended king post truss system. The mechanical apparatus for operating the upper-most glazing panels of the south roof plane, to provide ventilation for the structure, is incorporated into the truss system. The building currently functions as an

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operating greenhouse as part of the Rural Education Center's food self-sufficiency program.

Secondary Structures (exteriors only)

This group of simple, utilitarian buildings is located approximately two hundred feet from the farm complex and is clustered within a radius of approximately forty five feet. These buildings relate principally to the various technological systems employed in furnishing the farm's water system.

The well house/windmill pumping station is a small, one story shingled building, square in plan and measuring nine and one-half feet on each side. The simple structure has inclined walls which reflect its function as part of the structural system for the former windmill tower which rose directly above the building. The structure covers a driven well, underground pipes and a gate valve which furnished water to the large reservoir located on the upper level of the farm barn. The wind-driven, pumped-storage water system was destroyed in the 1938 Hurricane when the tower and fan were toppled by high winds. Elements of the windmill drive mechanism and windvanes are scattered about the surface on the slope below (west) the well house. The tower appears to have been constructed of wooden members as no trace of this structure remains.

The spring house (#1) is a small rectangular structure having a shed roof which is approximately five by seven feet in dimension and five feet in height. The simple wood-frame structure covers a stone-lined dug well or spring. There is a small wooden door on the south elevation of the building. This building is located approximately seventy five feet west of the well house/windmill pumping station.

Spring house (#2) is of similar design, dimension and construction and lies approximately thirty feet north-northwest of Springhouse #1. This building is currently used as a pump house in conjunction with a stone-lined dug well. Both springhouses are situated in a flat, wet area at the base of the slope upon which the well house/windmill pumping station is sited.

Historic Archeological Features (see Site Plan - Center Sheet)

Several household domestic dump sites were identified north and west of the farm complex. These contain nineteenth and twentieth century artifacts and may contain information relative to the evolution of cultural activity on the farm. Surface materials observed at all these sites however, were of early twentieth century origin. Each of these sites measures approx-



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imately twenty feet in diameter. Their depth is unknown without exploratory excavation.

Two stone causeways, which traverse poorly drained or other-wise impassable areas, are located east and west of the farm buildings. Constructed of surface till, split boulders and gravel for the surface, these massive structures measure nearly nine feet in height at the center and approximately eighty feet in length. The causeways served as part of the farm's internal plan of lanes and logging roads connecting remote fields and/or woodlots with the farm buildings and Old Coach Road.

Further west and at considerably lower elevation from Causeway #1 is a small open, stone-lined spring, which appears to have served the former pasture in which it is located. This feature has also been improved with the introduction of a terra cotta well tile. Any superstructure which may have formerly existed, is no longer extant.

The landscape pattern of Barrett Farm is defined by a network of inter-connecting stone fences and mixed vegetable and forest cover. These forms document the natural evolutionary process of succession as the property has changed from forest to farm and, in the latter half of the present century the return to forest again. The Old Coach Road forms the central axis for this plan. The remaining open fields which are distinguishable include these primary areas; the ten acre mowing field which forms the southern approach and which is bounded by a stone fence; the seven acre apple orchard along the western perimeter; and the two fields and orchards which form the so-called "unfields" immediately to the north and west of the farm building complex.

The portion of the property in Lyndeborough has now entirely reverted to woodland and is bounded on the east by the scenic, Old Coach Road. This parcel is an integral part of the property as it is the parent land mass of Barrett Hill and bears the peak (elevation 940") of this hill formation.

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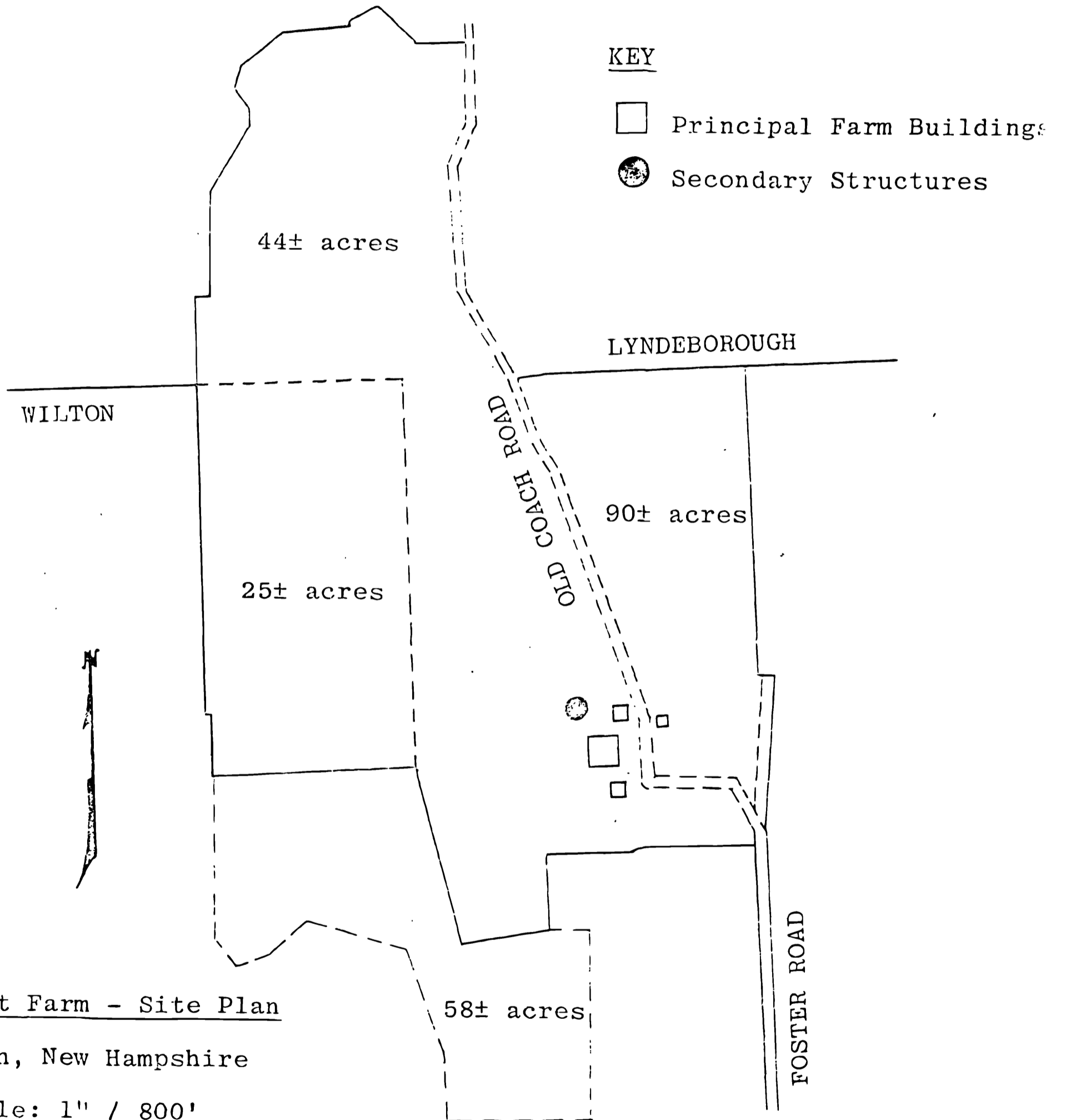
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Site Plan



Barrett Farm - Site Plan

Wilton, New Hampshire

Scale: 1" / 800'

1982

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Page Site Plan  
with Sheet 2 of 2

Site Plan Key (Sheet 2 of 2)

- 1 Principal Block
- 2 Farm Barn (with ell foundation)
- 3 Garage
- 4 Greenhouse
- 5 Domestic Dump Site
- 6 Domestic Dump site
- 7 Domestic Dump Site
- 8 Causeway #1
- 9 Causeway #2
- 10 Stone-lined Pasture Spring

Landscape Features



Orchards

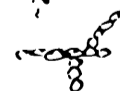


Vistas

Open Field/Successional Meadows

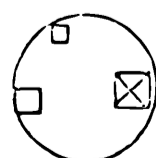


Woodlands



Stone Fences

Secondary Structures



Well House/Windmill Pumping Station

Spring House #1 / #2

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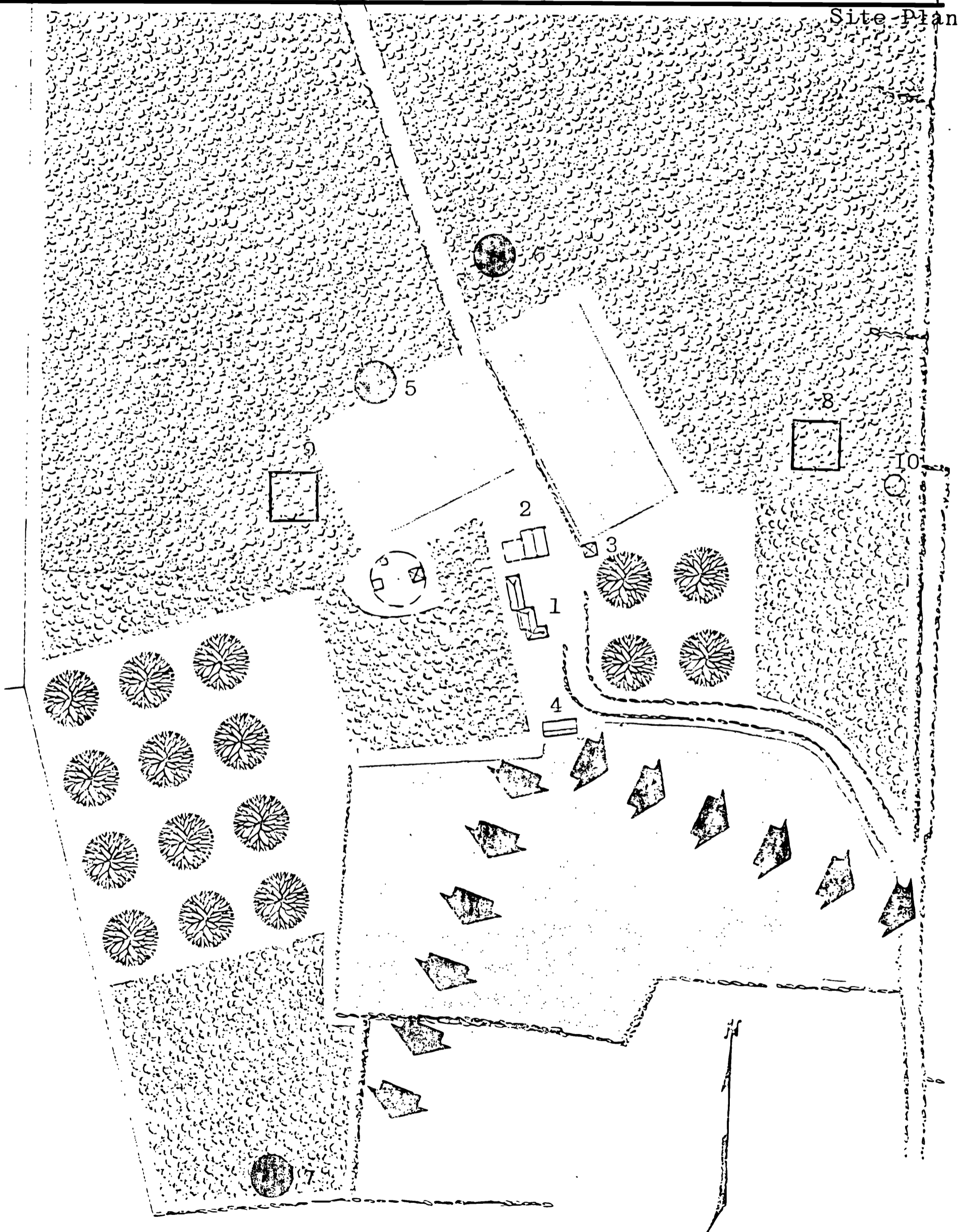
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## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention				

**Specific dates** 1803 **Builder/Architect** Ebenezer Barrett, builder

### Statement of Significance (in one paragraph)

The Barrett Farm complex and environs are significant for their association with rural architectural form of the early nineteenth century and the regional agricultural economic history of northern New England. The development pattern of the property is a microcosm of the history of the evolving landscape of the southern New Hampshire uplands, as represented by the rise and decline of the rural, isolated single-family hill farm. Surviving features of the Barrett Farm, including the style and arrangement of farm structures, divisions of land use and residual landscape and historic archeological artifacts, document the changing use of the property from subsistence to commercial levels of production in the nineteenth century, through its transformation to a gentleman's avocational/retirement farm in this century.

The Barrett House, which serves as the visual focus for the farm building complex, is an important example of a high-style, Federal period dwelling which is architecturally significant for the surviving integrity of the principal block. The main block retains its original, half-Georgian floor plan, Federal period woodwork, evidence of early nineteenth-century wall stenciling and intact, landscape wall murals. Minor alterations to the dwelling, dating from the Greek Revival and late Colonial Revival periods, document both the evolution of architectural taste accompanying successive ownership, and changing agricultural use. (Criteria A and C.)

Four generations of the Barrett Family are associated with the Wilton, New Hampshire farm. In 1803, Ebenezer Barrett migrated north from Chelmsford, Massachusetts to Wilton, and purchased the property which has become historically known as Barrett (Hill) Farm.<sup>1/</sup> Ebenezer Barrett is credited with the construction of the existing, Federal-style dwelling erected in the same year. This dwelling has served as the farm's principal residence since that date. Under Ebenezer Barrett's tenure, the Barrett property operated as a subsistence farm, as did the majority of northern New England farms of the period.<sup>2/</sup> Upon Ebenezer's death in 1826, the Wilton property passed to his son, Oliver Barrett,<sup>3/</sup> who continued to operate the one hundred and eighty acre farm until his death in 1876. Under Oliver Barrett's ownership, Barrett Hill Farm was transformed from a single family, subsistence farm to an export-for-profit venture specializing in dairy and orchard products.

This shift was facilitated by regional transportation improvements linking northern New England with major New England population centers especially to the south. The regional agricultural shift from subsistence to export profit ventures also coincides with the Wilton area's most active

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# 9. Major Bibliographical References

See Continuation Sheet.

# 10. Geographical Data

Acreeage of nominated property 134

Quadrangle name Peterborough, NH

Quadrangle scale 1:62500

UMT References See Continuation Sheet.

A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state	n/a	code	county	code

# 11. Form Prepared By

name/title	Christopher W. Closs, mnrp		
organization	Community and Preservation Planning Consultants	date	September 15, 1982
street & number	4 Bicentennial Square	telephone	603-224-6714
city or town	Concord	state	New Hampshire 03301

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature	
title	Commissioner, Dept. of Resources & Economic Development
date	February 8, 1983

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I hereby certify that this property is included in the National Register

	date	8/3/83
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Keeper of the National Register

Attest:	date
Chief of Registration	

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period of road construction (1825-1852) 4/ as well as the construction of the Souhegan Valley Railroad (1851). 5/ Road improvements and railroad connections made possible long distance marketing of staples and later, perishable agricultural commodities. Southern New Hampshire farms capitalized on the newly accessible urban markets, particularly Boston, through agricultural production specializing in dairy and grain products, and later, orchard products.

Production figures for the Barrett Farm recorded in the U.S. Census for the decades between 1850 and 1870 reflect increased specialization in marketable goods. In 1850 the cash value of the farm was estimated at thirty five hundred dollars. One hundred seventy of the total (one hundred eighty) acres were recorded as improved. Farm livestock included twelve milking cows, one horse, a sheep, five cattle, and five swine. Grains produced included thirty bushels of wheat, one hundred ten bushels of Indian Corn, and twelve bushels of oats. 6/

By 1860, Barrett's milk herd had only increased to thirteen, but wheat production rose to ninety bushels, and Indian Corn production had grown to one hundred forty bushels. In addition, one hundred bushels of potatoes were produced and the value of orchard produce was estimated at fifty dollars. 7/ Figures for 1870 indicate production of five thousand one hundred gallons of milk, four hundred bushels of potatoes, one hundred sixty bushels of corn and orchard products valued at eighty dollars.

Accompanying the regional trend toward agricultural specialization was an active and growing interest on the part of agricultural societies encouraging scientific farming methods. The Souhegan Agricultural and Mechanical Society was one such regional agricultural society. This society, organized on May 1, 1856, included Wilton among its membership. Oliver Barrett served as the organization's founding Vice-President. 9/ Barrett was also active in local civic affairs and served as town clerk for two years, selectman for eleven years, representative to the state legislature and as a delegate to the convention for revising the New Hampshire constitution (1850). 10/

With Oliver Barrett's death on December 12, 1876, Barrett Farm passed to his son, Charles E. Barrett. Charles E., who had operated a milk route in Boston during the 1870s, 12/ continued the move towards dairy and grain specialization begun by the elder Barrett. Census figures for 1880 estimate the value of the property at six thousand dollars. Dairy production for the year included five thousand four hundred twenty-nine gallons of milk, fifty pounds of butter and three hundred sixty dozen eggs. In addition, eighteen acres of apple orchards including three hundred trees, with an annual yield of eleven hundred ninety six bushels, were included among the farm's assets. 13/

In the decades following the Civil War, new railroad connections between

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east and west allowed western competition for eastern seaboard and north-eastern urban agricultural markets to flourish. New England agriculture, whose production was modest, its soils exhausted and costs high in comparison to larger, more fertile western farms, became increasingly unable to retain established markets in light of western competition. In addition to declining returns on agricultural products, jobs resulting from industrial development throughout New England were attracting rural residents away from agricultural communities. The Saturday Review voiced the national concern over the effects of this regional agricultural depression in an article of October 18, 1890, entitled "The Decay of Rural New England."

"The American press is deeply concerned with the fate of rural New England. It is being rapidly depopulated. Scarcely any part of the civilized world, not even the days of East Essex North Lincolnshire, have been so heavily hit by what with doubtless accuracy is termed the "depression of agriculture" as the wintry valleys and stony uplands that have been cradle of so much that is vigorous in American life." 14/

The depression of the agricultural sector resulted in a phenomenon of farm abandonment; an occurrence particularly severe in New Hampshire whose competitive agricultural position had always been weaker than its neighboring states of Vermont and Maine. In response to alarming rates of property abandonment, as well as national public concern over the fate of the region's agriculture, the New Hampshire State Board of Agriculture attempted to reverse the trend towards rural depopulation through promoting the sale of vacant farm properties. Through a series of state publications appearing between c. 1890 - 1915, the state board sought to attract two categories of new residents to the state. The first were active farmers and the second were summer residents. Of the two groups, New Hampshire had a greater degree of success in attracting the latter.

Although Barrett Farm was not among the properties advertised in the State Board of Agriculture publications, several Wilton farms of comparable size were offered. Among these was a ninety acre farm owned by Wilbur E. Barrett, nephew of Charles E. Barrett. 15/ Barrett Farm did however, experience the economic decline common to New England agriculture.

Upon Charles E. Barrett's death in 1889, 16/ Barrett Farm passed to his widow, Ann E. Barrett, who, in turn, conveyed the heavily mortgaged property to Charles H. Burns immediately following the estate settlement in 1891. 17/ Burns, a prominent Wilton attorney and landowner, 18/ retained the Barrett Farm property until 1894, at which time he sold the farm to Jennie T. Draper, daughter of the deceased Charles E. Barrett. 19/ The farm was thus returned to the Barrett family for a period of eight years, during which time parcels were subdivided from the original acreage. In 1902 Jennie T. Draper sold the remaining acreage to George H. Butler, who



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maintained the farm in production until 1913. 20/

On Saturday, June 21, 1913, Barrett Farm was sold at public auction by the New Hampshire Savings Bank of Concord, New Hampshire, as a result of mortgage default. 21/ Alfred J. Foster, an industrialist from Lowell, Massachusetts purchased the farm for eighteen hundred dollars at that sale. 22/ Under Foster, who retained the property until 1948, and two subsequent owners Barrett Farm was operated as a "gentleman's farm" and summer home until 1975. In that year Anthony C. Blair purchased the farm 23/ for its investment potential and subsequently subdivided a portion of the original agricultural acreage. In 1978, one hundred and thirty-four acres of the original farm, including complex buildings, pastures and orchards were leased to The Rural Education Center, Inc., a private, non-profit agricultural educational institution.

The historical evolution of the Barrett Farm illustrates an economic cycle common to many southern New Hampshire agricultural properties, as well as others throughout New England. Originating as a family-operated subsistence farm in the early Federal period, Barrett Farm's emphasis shifted from farming for domestic consumption to cash crop production of staples and perishable commodities as the century progressed. The period of peak prosperity was achieved in the decades following the Civil War but only as a result of increasing specialization. The severe agricultural depression of the latter post-war years was characterized by farm abandonment, rural depopulation and westward relocation, partly in response to increased employment opportunities in the nation's burgeoning industrial sector. Many marginal farming units, like Barrett Farm, survived encroachment by the recovering forest only through land sale and conversion to summer residences or "gentlemen's farms."

In the past decade, a renewed interest in the preservation of New England's agriculture has arisen. The present leasee of Barrett Farm, the Rural Education Center, Inc., was founded in 1979 under the direction of Samuel Kaymen and has sought to provide "hands-on, skill development and a deep understanding of the principles and techniques required for the revitalization of New England's agricultural base." 24/ Returning Barrett Farm to active agricultural production for both subsistence consumption and commercial export as a working model is an integral component of the Rural Education Center's program and an objective which when reached, will close the century-long economic cycle.

Architectural features of the structures composing the Barrett Farm tangibly document the economic and historical evolution of the property. The principal structure, a dwelling constructed in 1803, is a sophisticated example of Federal period architecture reflecting contemporary stylistic trends through composition and materials. Indicative of the period are the building's symmetrical massing, diminished roof to wall plane ratio,

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and simplified Adams-inspired detailing. This classically derived treatment is extended to the dwelling's interior, where the original, principal block floor plan and majority of interior finishes survive. Of particular note are the dwelling's original plaster finishes which include evidence of stylized stencilling. Elaborately detailed interior finishes in the southeast chamber include delicately carved woodwork and wall murals in the style of Rufus Porter, an itinerant muralist noted for his distinctive "architectural" landscape murals. Porter and muralists influenced by his work were known to have been active in southern New Hampshire in the early nineteenth century.

The style and composition of the Barrett House reflects the national self-confidence of a period which marked the beginning of a symbolic identification with classical architectural forms and details. This identification, culminating in the Greek Revival style, was rooted in the post-revolutionary interest in classical, particularly Roman, prototypes and close aesthetic ties to the continent rather than Great Britain.

The Barrett House also includes detailing indicative of the geometric and somewhat angular forms characteristic of the Greek Revival period. These details, suggesting mid-nineteenth century modifications to the house, include simplified four-panel interior doors, baseboards (hall) and the replacement of the original, wooden louvered principal entry fan with an eight light, arched transom. The east entrance surround framing the north ell entry bay also appears to date from this period. This surround includes tapered pilasters which support a full, sharply defined entablature.

The most significant alterations to the dwelling, which are rendered in the Colonial Revival style, occurred in the early twentieth century. The Colonial Revival style is translated through an interpretation and romanticization of earlier elements and spatial divisions. This phenomenon, endemic to the period, is most dramatically illustrated in the southernmost room of the north ell. Originally two chambers corresponding to the bay divisions of the principal block, this area was unified to create a single "keeping" room conforming to the popular period conceptions of "colonial" architecture. This interpretation makes innovative use of early architectural components, an example of which can be found in the treatment of the north wall fireplace, where a Federal period, raised field panelled door has been installed as an overmantel.

The three additional principal structures in the complex, nineteenth century barn, c. 1920 garage and 1927 greenhouse, similarly document the evolution of site use. The barn, exhibiting characteristically nineteenth century design and construction technology, was originally L-shaped in plan, the no-longer extant wing located to the west and behind the present woodshed. Although this earlier component does not survive, a fieldstone foundation remains to mark its location.

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The garage and greenhouse were both added in the twentieth century as part of site improvements during the period when the farm served as a summer residence. These structures reflect an interest in leisure activities and ornamental gardening and functioned primarily as residential outbuildings rather than agricultural service structures. Currently however, the greenhouse is utilized to provide fresh vegetables for the Rural Education Center staff on a year-round basis.

Of primary significance among the secondary structures is the well house/windmill pumping station which remains extant. The windmill, which was destroyed in the hurricane of 1938, is in ruins on the slope below the present well house, a simple shingled structure with a hipped roof. The windmill is significant in farm technology associated with Barrett Farm as it provided a pumped-storage domestic water supply for the principal buildings complex. It is believed that the system, most of whose components remain intact, dates from the period after 1913. The two smaller springhouses, while not significant architecturally, document the considerable demand for water required by the farm when in operation.

Several landscape features contribute to the visual integrity of Barrett Farm, clearly distinguishing it as a hill farm. The broad, long-range vista afforded from the Barrett House includes a sweeping panorama of the forest canopy of several surrounding towns lying to the south and east. Most importantly however, is the foreground view of the deep, rolling agricultural land which composes the large field along the southern boarder of the property. Bounded by a stone fence, the large (ten acre), scenic field contains a slough near the southwest corner and is the largest portion of acreage remaining which remains entirely open. Now an active mowing again, the views into this parcel and of the farm complex situated at the top of the hill beyond, form the critical part of the observer's experience of the property.

Much of the balance of the property, most of which lies above elevation eight hundred and fifty feet, is in successive stages of reforestation. At least two apple orchards remain identifiable and these lie to the east and west of the farm complex respectively. A profile of soil types and their distribution may be found in Exhibit I. (see Continuation Sheet) Field patterns are uniformly delineated with stone fences and for the most part are irregular polygons in shape, being primarily determined by the severe contour of the land.

Historic archeological features are distributed about the property in direct relationship to their original function. Several domestic household dump sites are situated north and west of the farm complex and contain an array of glass, metal and leather artifacts, all in advanced states of decay or buried too deep for observation. Two stone causeways, located east and west of the farm buildings, are significant evidence of the internal plan of circulation which once serviced outlying fields and woodlots.

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The Old Coach Road, once a public thoroughfare to South Lyndeborough, traverses the entire property and is important landscape artifact further documenting the thesis of rural abandonment in the late nineteenth century. Finally, a shallow, stone-lined dug well near the extreme eastern perimeter of the property provides evidence of the extent of pasturage during the period when Barrett Farm functioned as a small dairy farm.

The Barrett Farm is an important surviving example of the architectural and landscape form which characterized the uplands of southern New Hampshire during the agricultural development period. The quality of its buildings, features and setting and its evolution and rebirth as a viable agricultural production unit affirm the significance of this property in the cultural heritage of Wilton and the eastern Monadnock Region of New Hampshire.

7/7/83

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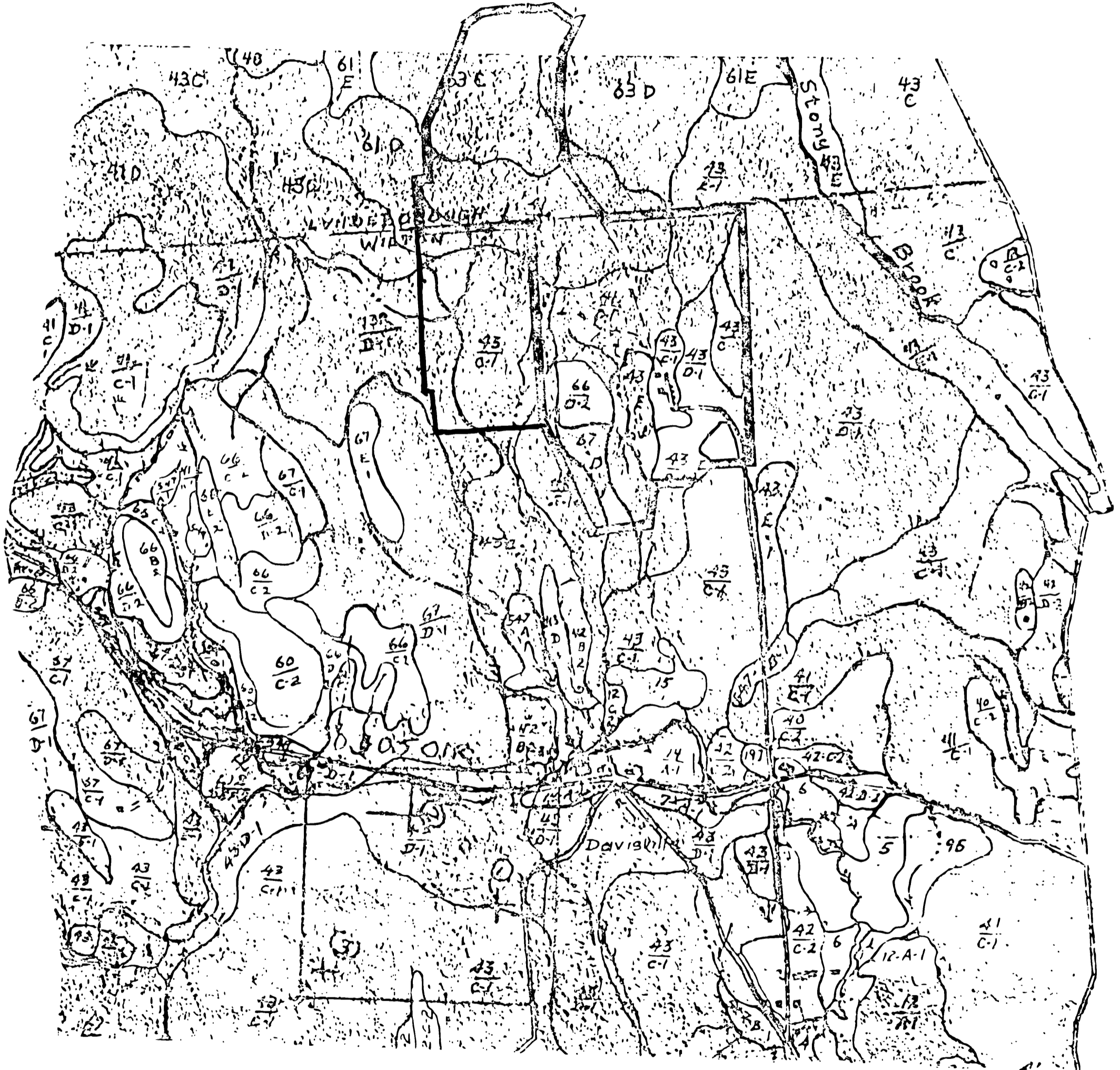
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Footnotes

<sup>1</sup>A. Abbot Livermore and Sewall Putnam, History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry (Lowell, MA: Marden & Cowell, Printers, 1888), p. 308

<sup>2</sup>Ibid.

<sup>3</sup>Ibid., p. 308.

<sup>4</sup>Ibid., p. 111.

<sup>5</sup>Official Program of the 200th Anniversary of Wilton, N.H. - August 28 to September 3, 1939. edited by Hamilton J. Putnam (Amherst, N.H.: The Wilton Historical Society, 1939).

<sup>6</sup>U.S. New Hampshire Census, November 20, 1850, Wilton, N.H. statistics.

<sup>7</sup>U.S. New Hampshire Census, July 11, 1860, Wilton, N.H. statistics.

<sup>8</sup>U.S. New Hampshire Census, June 9, 1870, Wilton N.H. statistics, p. 2, no. 38.

<sup>9</sup>Transactions of the N.H. Agricultural Society, 1856, edited by James O. Adams (Concord: Amos Hadley, State Printers, 1857), p. 161.

<sup>10</sup>Livermore and Putnam, History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry (Lowell, MA: Marden & Cowell, Printers, 1888), p. 308.

<sup>11</sup>"Obituary", The Farmer's Cabinet, Amherst, N.H., Volume 75, Number 23, December 12, 1876.

<sup>12</sup>Livermore and Putnam, History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry (Lowell, MA: Marden & Cowell, Printers, 1888), p. 310.

<sup>13</sup>U.S. New Hampshire Census, Wilton, N.H. statistics

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<sup>14</sup>"The Decay of Rural New England", The Saturday Review, October 18, 1890. p. 454.

<sup>15</sup>State Board of Agriculture, Secure a Home in New Hampshire, (Concord: Ira. C. Evans, 1895), p. 47.

<sup>16</sup>Livermore and Putnam, History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry, (Lowell, MA: Marden & Cowell, Printers, 1888), p. 310.

<sup>17</sup>Hillsborough County Registry of Deeds, Manchester, N.H., Volume 527, p. 134.

<sup>18</sup>Livermore and Putnam, History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry, (Lowell, MA: Marden & Cowell, Printers, 1888), pp. 273-74. Charles H. Burns graduated from Harvard Law School in 1858 and established a private practice in Wilton the following year. He served as County Solicitor in 1876, U.S. District Attorney of New Hampshire in 1881 and 1885 and N.H. State Senator between 1873-1879.

<sup>19</sup>Hillsborough County Registry, Volume 666, p.12.

<sup>20</sup>Ibid.

<sup>21</sup>Foreclosure Notice, Wilton Journal, Saturday, June 21, 1913.

<sup>22</sup>Hillsborough County Registry of Deeds, Volume 726, p. 20.

<sup>23</sup>Hillsborough County Registry of Deeds, Volume 2396, p. 556.

<sup>24</sup>The Rural Education Center Proposal to The Comprehensive Program Fund for the Improvement of Postsecondary Education, January, 1980. p.1.

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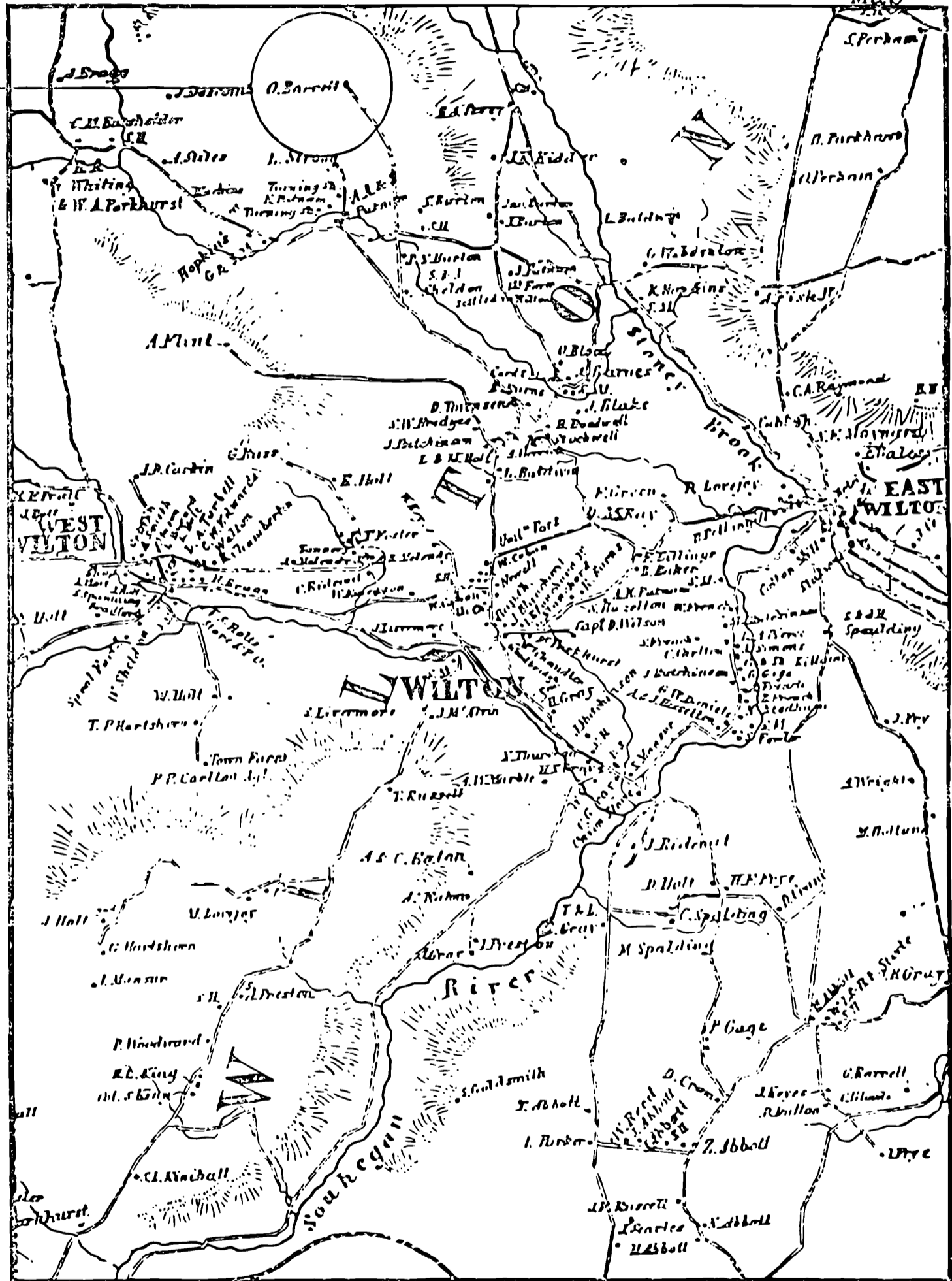
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Historical  
Reference

Barrett Farm



Map of Wilton, New Hampshire, in 1858

Source: Livermore, A. Abbott, and Putnam, Sewall. History of the Town of Wilton, Hillsborough County, N.H. with a Geneological Registry. Lowell, MA: Marden Cowell, Printers, 1888.



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UTM REFERENCES

ZONE	EASTING	NORTHING
A 19	2-72-550	47-49-150
B 19	2-72-230	47-49-125
C 19	2-72-250	47-49-050
D 19	2-72-140	47-49-020
E 19	2-72-025	47-49-225
F 19	2-72-750	47-49-210
G 19	2-71-675	47-49-930
H 19	2-71-725	47-49-950
I 19	2-71-700	47-50-100
J 19	2-71-850	47-50-150
K 19	2-71-880	47-50-225
L 19	2-71-965	47-50-200
M 19	2-72-125	47-49-810
N 19	2-72-475	47-49-850
O 19	2-72-550	47-49-400

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Verbal Boundary Description and Justification

The legal description of Barrett Farm, or the parcels of property belonging to Anthony C. and Gael Blair and situated in the Town of Wilton, New Hampshire, may be found in the Hillsborough County Registry of Deeds, Nashua, N.H., Volume 2396, page 556 (4/21/75) and delineated as Tract I. Tract II, an approximately fifty-eight acre parcel of the original farm is also included in the survey plat and deed description. However, this parcel was subdivided from the original acreage after 1975 and transferred to the Monadnock Community Land Trust. A portion of Tract II has now been developed for low density, single-family residential dwellings, a use which is no longer consistent with the present use and homogeneous agricultural/ woodland character of Barrett Farm. Therefore Tract II, because it's character has been altered, is not included in the portion of Barrett Farm nominated for listing in the National Register of Historic Places.

The Rural Education Center, Inc. currently leases one hundred thirty-four acres of the surviving, unaltered portions of the Barrett Farm property. An additional, approximately twenty-five acre parcel, Tract I-A so-called, lying to the west of the Rural Education Center's lease-holding, is contained within the boundary of the National Register property but is not a part of this leaseholding. This parcel is included because of its integral association with the original farm, as it formed part of the western property frontage. The parcel is bounded on the west by the original stone fence, which remains extant. The integrity of this parcel, now woodland having reverted from pasture, also remains intact. As unmanaged forestland (at least under present ownership), Tract I-A forms an important buffer between adjacent properties to the west and the active agricultural use of land operated by the Rural Education Center.

The entirety of Tract I is justified for inclusion in the National Register of Historic Places for several reasons. First, as mentioned previously, most of the original acreage associated with the historical development of the property between 1804 and 1975 remains intact and bounded by original stone fences, which form the property lines along the east, south, west and northwest perimeters. The exception to this is Tract II (fifty-eight acres more or less), which formed part of the southwest quadrant of the property.

The southern and southeasterly frontage of the property, presently active agricultural land, is critically important to the visual integrity of the farm complex setting, as viewed from the public way. Similarly, the vistas of surrounding communities to the south and east afforded from within the property, particularly from the main dwelling, are important elements in establishing and maintaining the hill farm character of the place. To this end, the established southern and southeastern boundaries are justified as margins which will effectively serve to protect and maintain the visual integrity of the property's setting. There is some encroachment from new

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residential development along Foster Road, although this is presently low-density in nature.

The eastern boundary of Barrett Farm is delineated by a long (approximately two thousand two hundred and seventy feet) stone fence, a part of which includes a cow lane which branches off from the intersection of Foster Road and Old Coach Road. This line is an original boundary.

The northern boundary is defined by the Wilton-Lyndeborough town line. There is a slight deflection to the southwest in the linearity of this line at the point of intersection with the Old Coach Road.

The perimeter of the approximately forty-four acre contiguous parcel of woodland which lies in the Town of Lyndeborough is bounded by the right-of-way of the Old Coach Road on the east and by a circumferential ninety degree arc of stone fences on the northwest and west. Topographically, this parcel is an important feature as it forms the apex of the property and contains the summit of the parent land mass of Barrett Hill. This boundary intersects with the western boundary of Tract I-A, previously described, at the Wilton town line.

The distribution of historic archeological sites and man-made landscape features also provide strong justification for inclusion of the farm and forestland surrounding the building complex (see Site Plan). The information which these sites and possibly others located about the property may yield is an important potential archival resource relative to the history of Barrett Farm and patterns of nineteenth century rural culture. The field pattern of stone fences and network of farm lanes distributed uniformly about the farm provide strong associations with past farming and forestry functions. These elements, now being conserved and used once again as part of the Rural Education Center's program are also important to the historic character and landscape composition of Barrett Farm.

The boundaries of Barrett Farm are delineated on the accompanying Property Map.

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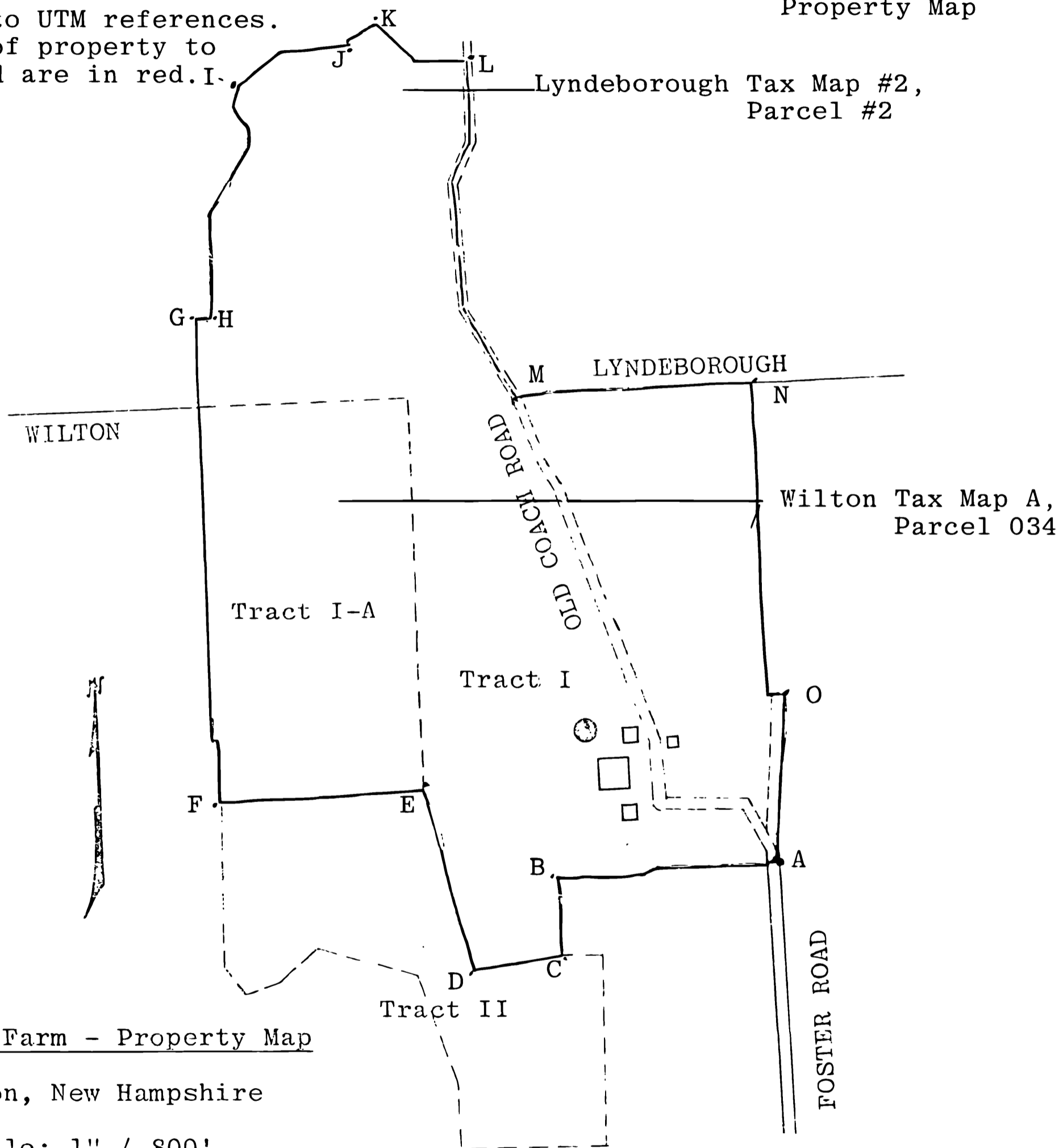
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A-O refers to UTM references.  
Boundaries of property to  
be nominated are in red. I.

Property Map



Barrett Farm - Property Map

Wilton, New Hampshire

Scale: 1" / 800'

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ACCOMPANYING DOCUMENTATION:

PHOTOGRAPHS:

The only change that has been made since the photos were taken is documented below.

Barrett Farm/  
The Rural Education Center/  
Stonyfield Farm (preferred)

photo by: Samuel Kayman

description: New addition/walk-in  
cooler. (East elevation..)

photographer facing: West



Stonyfield Farm (preferred)

photo by: Samuel Kayman

description: New addition/walk-in  
cooler. (North elevation..)

photographer facing: South



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Continuation sheet STONYFIELD FARM/WILTON, NH Item numbers 7, 8 & 10

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Response to National Register's Questions.

#7: Boundaries: All of the nominated property is the remaining land of the original Barrett Farm holdings which continues in agricultural use and retains integrity. Included is all of Tract 1 located in the towns of Wilton and Lyndeborough and Tract 1-A in the Town of Wilton. (Tract 11, once part of the Barrett Farm is not included because it has received low density residential development and has lost integrity.)

The portion of Tract 1 in Lyndeborough was part of the original farm and continues to this day in agricultural use. Formerly used for upland pasture and managed forest, it is currently managed forest and part of the upland pasture is being reclaimed as part of the Rural Education Center leasehold. Tract 1-A, also part of the original farm, was historically used for orchard and pasture and is currently unmanaged forestland and orchard.

A sketch map is attached which shows the boundaries of the nominated property in red.

#8: Garage: The c. 1920 garage dates from the period during which the farm's use was primarily that of a gentleman's farm and summer home, a period in the first half of the 20th century when many New Hampshire farms were no longer economic in commercial agriculture but which fit well into the current trend of farms being acquired by out-of-town or out-of-state buyers as summer residences. It is characteristic of early 20th century garages and survives in good condition and intact having received only the addition of a solar greenhouse along the basement wall, below the grade of the driveway. Its original track doors, square plan, hipped roof, and lantern are all typical of garages of the period and reinforce it as a structure derived from the carriage barn, but clearly intended for the automobile.

Greenhouse: The greenhouse was originally constructed in 1927, but was moved to this site in 1950 from Massachusetts. Although it, too, corresponds with the shift in agricultural emphasis in the 20th century, the fact that it originated elsewhere and was brought to the site in the recent past relegates its status to that of a non-contributing structure.

#10: Acreage: The nominated property consists of 159 acres - 90 acres within Tract 1 in Wilton, 44 acres within Tract 1 in Lyndeborough, and 25 acres of Tract 1-A in Wilton. (See response to boundary questions above, under item 7 as it was on sheet from Register.)

OTHER: Maps: A new copy of the USGS map with boundaries marked is enclosed.